



ONE-STORY  
FRAME  
BUILDING  
(GARAGE)



ONE-STORY  
FRAME  
BUILDING  
(HOUSE)

**PROPOSED BUILDING**  
**3,910 SQ.FT.**  
**SITE:**  
**R & M BURGERS LLC**  
**229 MILL STREET**  
**0.29 AC.**

**PARK STREET**  
(PUBLIC RIGHT-OF-WAY)

UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON AN OPUS SOLUTION AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.

TBM#1: CUT SQUARE ON A CONCRETE CURB LOCATED ON THE EAST SIDE OF  
MILL STREET & APPROXIMATELY 140 FEET NORTH OF PARK STREET.  
ELEV. = 881.80

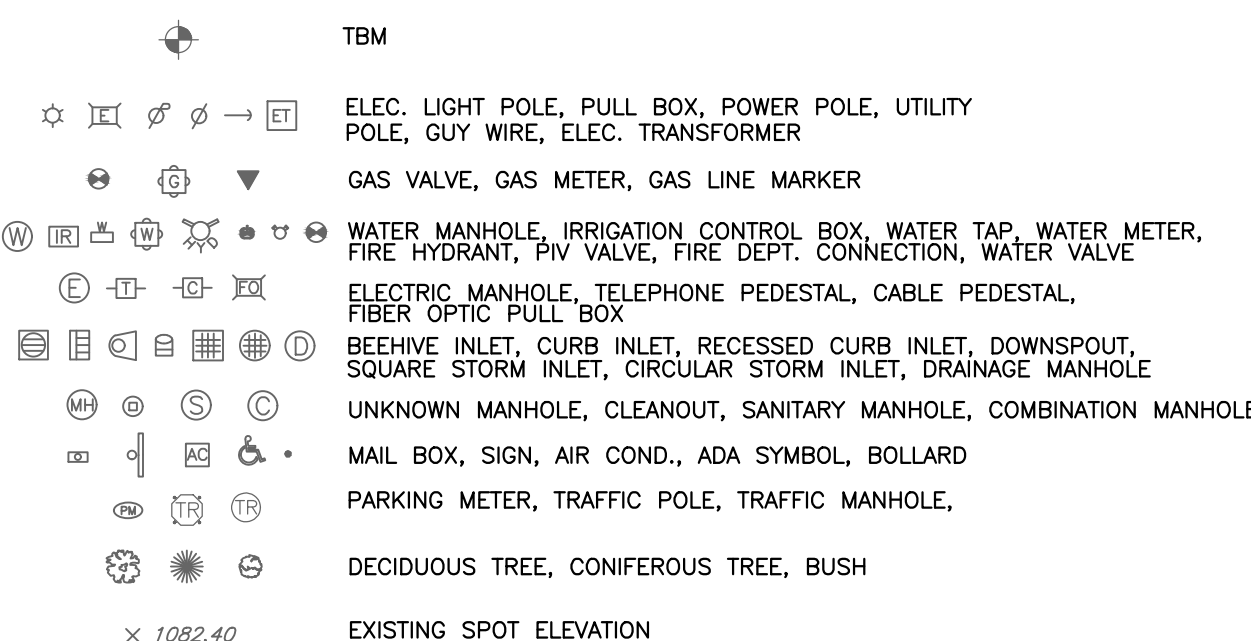
TBM#2: CUT SQUARE ON A CONCRETE CURB LOCATED IMMEDIATELY SOUTHWEST OF THE INTERSECTION OF PARK STREET AND MILL STREET.

TBM#3: CUT SQUARE ON A CONCRETE CURB LOCATED ON THE SOUTH SIDE OF  
PARK STREET & APPROXIMATELY 150 FEET WEST OF MILL STREET.  
ELEV. = 881.67

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER NOTES THE EXISTENCE OF ANY UTILITIES NOT SHOWN ON THE UTILITY RECORDS. THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. INDIANA STATE DEPARTMENT OF TRANSPORTATION UTILITY LOCATE SERVICE TICKET NUMBER 2311163798 WAS ISSUED FOR THIS SITE.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

	EXISTING PROPERTY LINE
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING CHAINLINK FENCE LINE
	EXISTING IRON FENCE LINE
	EXISTING FENCE LINE
	EXISTING GAUDDRAIL
	EXISTING WATER LINE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING FIBER OPTIC LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD LINES
	EXISTING SANITARY SEWER LINE
	EXISTING COMBO SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING GAS LINE



4. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BEGINNING THIS PROJECT. IF ANY CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
5. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONNEL (OF ALL DISABILITIES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
6. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
8. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
9. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
10. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. ADJUST TO EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
8. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATION OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
9. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF WESTFIELD. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

 PROPOSED CONCRETE PAVEMENT  
 PROJECT SITE

- (A) CONCRETE PAVEMENT; SEE DETAIL 201 ON SHEET C800.
- (B) EXISTING DRIVEWAY TO REMAIN.
- (C) 6" CONCRETE CURB; SEE DETAIL 207 ON SHEET C800.
- (D) CONCRETE SIDEWALK; SEE DETAIL 208 ON SHEET C800.
- (E) LANDSCAPE / PLANTING AREA; SEE SHEET C700 FOR DETAILS.
- (F) ADA ACCESSIBLE RAMP; SEE DETAIL 204 ON SHEET C800.
- (G) 6' COMPOSITE WOOD PANEL SCREEN FENCE; MANUFACTURER TBD.
- (H) BICYCLE PARKING; 8 SPACES, SEE DETAIL 205 ON SHEET C800.
- (I) ADA PARKING STALL; SEE DETAIL 209 ON SHEET C800.
- (J) MONUMENT SIGN BY OTHERS.

1. TOPOGRAPHIC SURVEY COMPLETED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. PROJECT NUMBER: 337-137, DATED: 12-12-2023.

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REVISION RECORD	DESCRIPTION
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NO	DATE
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www.cecinc.com

**STUDIO M  
BUB'S RESTAURANT  
229 MILL STREET  
WESTFIELD, INDIANA 46074**

## SITE LAYOUT PLAN

DRAWING NO.:

# C200

SHEET C300 OF YY